

46 Tiverton Road, Cullompton, EX15 1HT



An immaculately presented and spacious three bedroom family home on the edge of Cullompton yet within easy walking distance of all the town amenities and public transport routes. The accommodation offers an entrance hall with downstairs cloakroom, spacious open plan kitchen, generous lounge/dining room with French doors to the garden. Upstairs are three good sized bedrooms and modern bathroom. Outside is an attractive enclosed garden with allocated off road parking and additional street parking to the front. Gas central heating and double glazing throughout. No onward chain.

Offers in the Region Of £265,000 Freehold DCX02202

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Cullompton is a historic market town ideally placed for easy commuting with access to the M5 at Junction 28 and direct routes into Exeter via the B3181 through Broadclyst. The town is well serviced by a regular bus network and there are mainline rail services to London Paddington easily accessible at Tiverton Parkway at Junction 27. The town offers an excellent array of shops, restaurants, schools, health centre and GP surgeries, churches and sports and recreation facilities and is surrounded by the beautiful villages and countryside of the Culm Valley.

THE ACCOMMODATION COMPRISES:

Entrance Hall

Entrance via part frosted composite double glazed entrance door. Large archway through to the kitchen with doors to cloakroom and lounge/diner and stairs to first floor.

Cloakroom

Low level WC and corner wash hand basin. Radiator.

Kitchen 11' 3" x 8' 1" (3.42m x 2.46m)

Front aspect uPVC double glazed window. Fitted with an ample range of base and eye level units with work surfaces. One and a half bowl stainless steel sink with mixer tap and drainer. Integrated oven and ceramic hob with extractor fan above. Wall mounted gas combi boiler. Space for washing machine and fridge/freezer. Tile effect flooring.



Lounge/Dining Room 16' 0" x 15' 9" (4.87m x 4.8m)
uPVC double glazed French doors opening onto the garden. Radiators. Under stairs storage cupboard.



First Floor Landing

Stairs to first floor landing with loft access hatch.

Bedroom One 15' 11" x 11' 0" (4.86m x 3.36m)

Twin front aspect uPVC windows. Built in storage cupboard. Radiator.



Bedroom Two 9' 4" x 9' 1" (2.85m x 2.77m)

Rear aspect uPVC window overlooking the garden. Radiator.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



Bedroom Three 9' 4" x 6' 7" (2.85m x 2m)
Rear aspect uPVC window overlooking the garden. Radiator.



Bathroom
Fitted with a three piece white suite comprising panel enclosed bath with hand held shower above. Low level WC. Pedestal wash hand basin. Spotlights. Part tiled walls. Extractor fan.

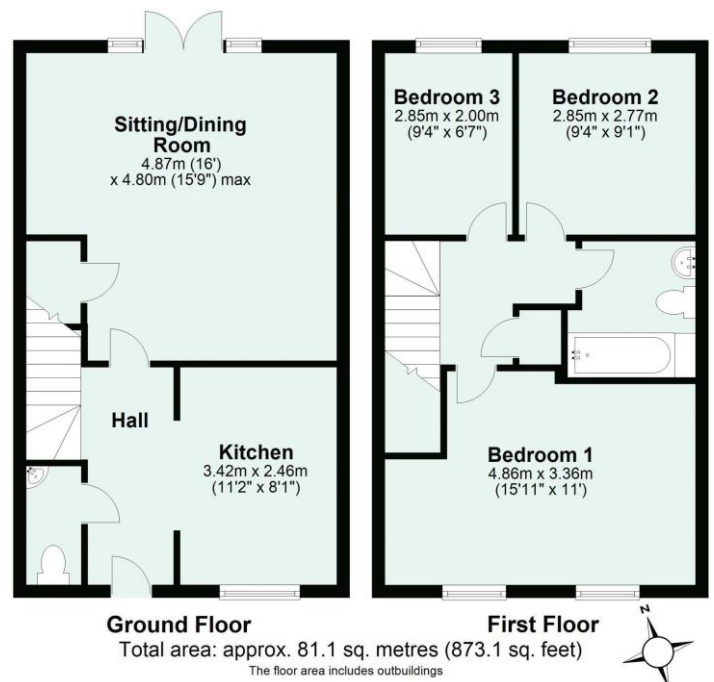


Rear Garden
Enclosed rear garden with path leading to a rear access gate and the parking. Paved patio area with lawn and raised decked area with storage shed.



Allocated Off Road Parking
For one vehicle.

Management fee
Approximately £195 per annum payable to Blenheims for management of communal areas.



Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

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